



82 Station Lane, Oughtibridge, Sheffield, S35 0FN

Asking Price £515,000

- UNEXPECTEDLY BACK ON THE MARKET
- LOUNGE WITH FEATURE FIREPLACE AND DOORS TO DINING ROOM
- DOUBLE GLAZED AND GAS CENTRAL HEATED
- SUPERB DETACHED FIVE BEDROOM EXECUTIVE HOME
- FANTASTIC BREAKFAST KITCHEN LEADING TO UTILITY ROOM
- ELEVATED CUL DE SAC POSITION CLOSE TO WOODLAND
- SPACIOUS ROOMS AND ELEGANTLY PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- COUNCIL TAX BAND E - £2693.83 - FREEHOLD

82 Station Lane, Sheffield S35 0FN

**** UNEXPECTEDLY BACK ON THE MARKET ** GENEROUS FIVE BEDROOM DETACHED EXECUTIVE HOME **** This superb family home is located on a quiet Oughtibridge cul de sac, on the fringe of excellent woodland walks and the local village amenities. Set in an elevated position and enjoying far reaching views from the front aspect. With five good sized bedrooms and off road parking for multiple vehicles this is an ideal family home and briefly comprises of; Entrance hallway; Lounge; Dining room; Kitchen; Utility room; Stairs to first floor; Bedroom one with en suite shower room; Four further bedrooms; Family bathroom; Drive; Garage; Front and rear gardens;



Council Tax Band: E



ENTRANCE

Accessed via steps leading up to the front entrance door of this impressive property.

HALLWAY

The initial entrance area has; Oak laminate flooring; Coat hanging area; Ceiling light point; Solid door to downstairs wc; Open arch to the entrance hallway; Ceiling light point; Oak and glass panelled staircase; Central heating radiator; Low Oak door to the under stairs storage area; Oak veneered doors to the Lounge and to the kitchen;

LOUNGE

A beautiful family living space with; Elevated views to the front of the property, via a uPVC double glazed window; Feature fireplace; Ceiling light point; Central heating radiator; Carpet flooring; Double Oak glazed internal doors open to the dining area;

DINING ROOM

This spacious dining room has; Tiled flooring; Sliding double glazed patio doors to the rear garden; Modern vertical radiator; Ceiling light point; Open arch to the kitchen;

KITCHEN

Elegantly designed in keeping with the presentation throughout and having; A large range of Oak wall, base and drawer units; Granite work surfaces and upstands; Granite sink and drainer with mixer tap, set beneath a uPVC double glazed window to the rear elevation; Neff four ring induction hob and extractor hood above; Neff double oven; Integrated dish washer; Built in separate 3/4 fridge and 3/4 freezer; Two pull out larder units; Plinth lighting; Recessed ceiling spotlights; Tiled flooring; uPVC double glazed rear entrance door and side window to the garden; Oak veneered door to the utility room;

UTILITY ROOM

With; Light wall and base units; Oak veneered work tops and up stands; Single sink and drainer with mixer tap; Space and plumbing for under unit appliances; Wall unit housing the wall mounted boiler; Tiled flooring; Central heating radiator; Ceiling light;

WC

Located to the side of the front entrance door and having; Wash basin and wc; Vertical heated towel rail; Tiled flooring; Ceiling light point; Half brickwork style tiled walls; Obscure double glazed uPVC window to the front elevation;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

The primary bedroom is fitted with a wall of Oak and mirrored sliding wardrobe storage and has; A front facing uPVC double glazed window, offering panoramic views; Carpet flooring; Central heating radiator; Ceiling light point; Oak veneered door to the en suite;

EN SUITE

Having; Fully tiled walls and flooring; low level wc with push button flush; Pedestal wash basin; Corner wall mounted shower enclosure with screen doors; Extractor fan; Vertical heated towel rail; Obscure double glazed uPVC window to the side elevation;

BEDROOM TWO

A good sized room with; uPVC double glazed window to the front elevation; Central heating radiator; Ceiling light point; Carpet flooring;

BEDROOM THREE

Double bedroom three has; uPVC double glazed window to the rear elevation; Central heating radiator; Carpet flooring; Ceiling light point;

BEDROOM FOUR

A further double with; uPVC double glazed window to the front elevation; Central heating radiator; Carpet flooring; Ceiling light point;

BEDROOM FIVE

Comprising of; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Fitted with a white suite consisting of; Counter top wash basin set on a floating vanity unit; WC set into a vanity storage unit; Panelled bath with wall mounted electric power shower and side screen door; Tiled floor with under floor heating; Fully tiled walls with decorative border; Vertical heated towel rail; Recessed ceiling spotlights; Extractor fan; Obscure uPVC double glazed window to the rear elevation;

LANDING AND STAIRS

With; Carpet flooring; Oak veneered doors to the five bedrooms, family bathroom and storage cupboard; ceiling light point; Loft hatch access, with the loft being part boarded and having power and lighting;

DRIVE AND GARAGE

With stone posts framing the generous driveway, which offers parking for numerous vehicles. Leading to the 3/4 garage, part being used to create the utility room accessed from the kitchen. The garage has an up and over door, shelving, power and lighting.

FRONT GARDEN

A good sized lawn sits at the front of the property with a mature tree being the focal point. Having to fence side borders and stone wall to the front boundary.

REAR GARDEN

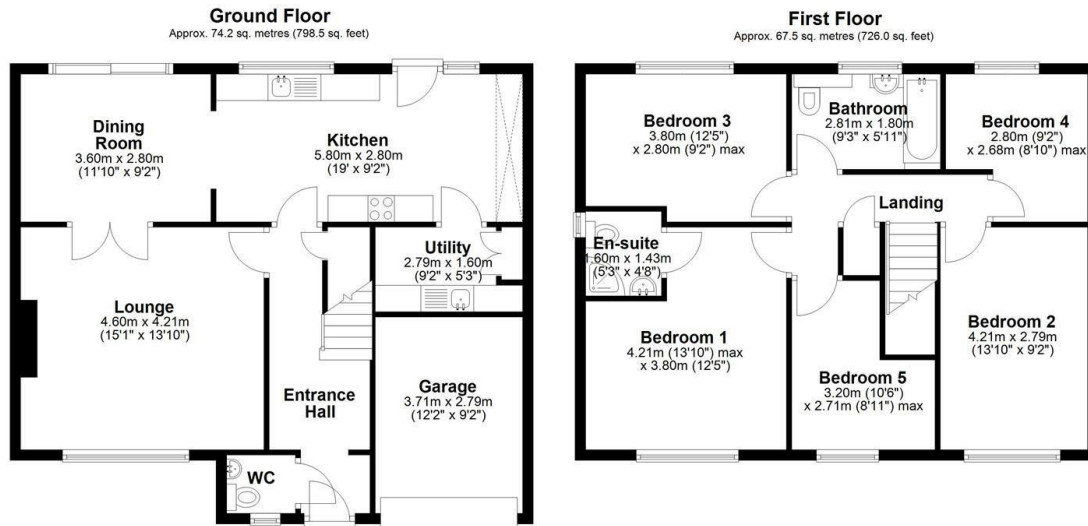
The tiered rear garden has levels of lawn, paving and planting with sleeper and stone built retaining walls. Gated stone steps lead up through the garden to the top tier which has a good sized lawn and paving. The top area enjoying the late afternoon sunshine and having an iron railing border. Fence boundary borders to three sides and a side entrance path, storage shed and gate.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

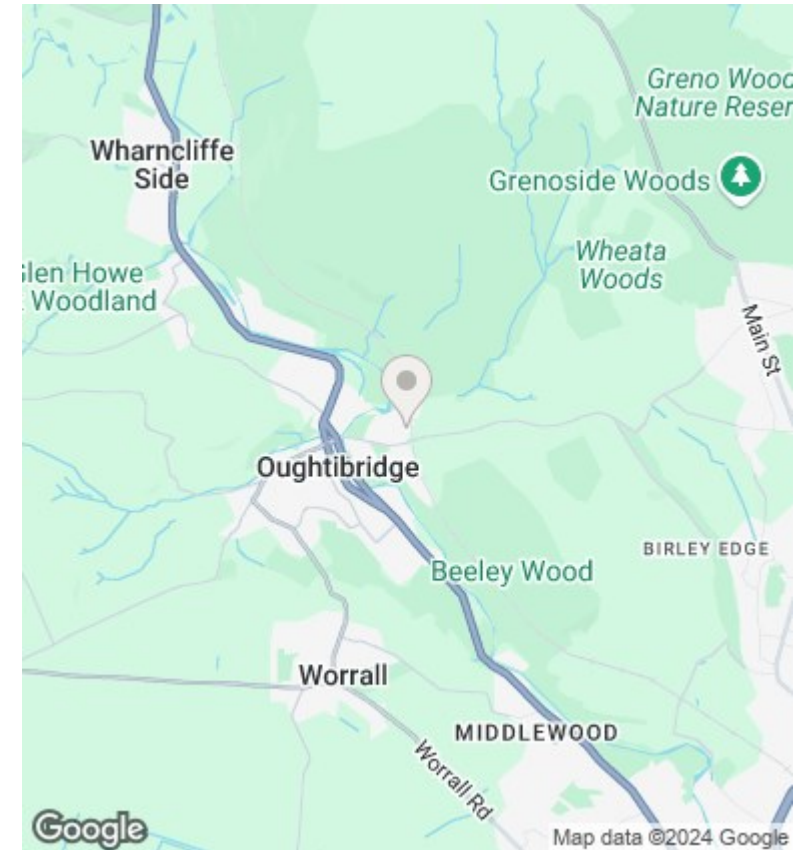






Total area: approx. 141.6 sq. metres (1524.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	